



General Assembly

Amendment

February Session, 2022

LCO No. 5064



Offered by:
SEN. CICARELLA, 34th Dist.

To: Subst. Senate Bill No. **291**

File No. 244

Cal. No. 195

(As Amended)

"AN ACT CONCERNING CERTAIN PROTECTIONS FOR GROUP AND FAMILY CHILD CARE HOMES."

1 Strike section 4 in its entirety and insert the following in lieu thereof:

2 "Sec. 4. Subsection (a) of section 47a-4 of the general statutes is
3 repealed and the following is substituted in lieu thereof (*Effective October*
4 *1, 2022*):

5 (a) A rental agreement shall not provide that the tenant: (1) Agrees to
6 waive or forfeit rights or remedies under this chapter and sections 47a-
7 21, as amended by this act, 47a-23 to 47a-23b, inclusive, 47a-26 to 47a-
8 26g, inclusive, 47a-35 to 47a-35b, inclusive, 47a-41a, 47a-43 and 47a-46,
9 or under any section of the general statutes or any municipal ordinance
10 unless such section or ordinance expressly states that such rights may
11 be waived; (2) authorizes the landlord to confess judgment on a claim
12 arising out of the rental agreement; (3) agrees to the exculpation or
13 limitation of any liability of the landlord arising under law or to

14 indemnify the landlord for that liability or the costs connected
15 therewith; (4) agrees to waive his right to the interest on the security
16 deposit pursuant to section 47a-21, as amended by this act; (5) agrees to
17 permit the landlord to dispossess him without resort to court order; (6)
18 consents to the distraint of his property for rent; (7) agrees to pay the
19 landlord's attorney's fees in excess of fifteen per cent of any judgment
20 against the tenant in any action in which money damages are awarded;
21 (8) agrees to pay a late charge prior to the expiration of the grace period
22 set forth in section 47a-15a or to pay rent in a reduced amount if such
23 rent is paid prior to the expiration of such grace period; [or] (9) agrees
24 to pay a heat or utilities surcharge if heat or utilities is included in the
25 rental agreement; or (10) in any rental agreement concerning a single-
26 family residence entered into, extended or renewed on or after October
27 1, 2022, is prohibited from operating a licensed family child care home,
28 as described in section 19a-77, or is otherwise restricted in the operation
29 of a licensed family child care home."

This act shall take effect as follows and shall amend the following sections:

Sec. 4	October 1, 2022	47a-4(a)
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